

HIGH CLASS SUBURBAN REAL ESTATE RAILROAD

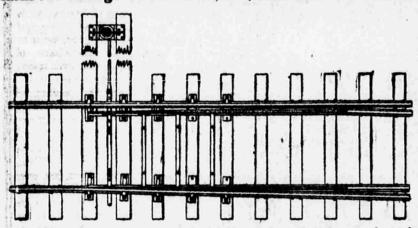
NEWARK

HUDSON TUNNELS

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Railroad Sidings for Factories, Etc., Constructed & Extended



150 industrial acreage sites and factores on rail and water front for sale, vicinity New York and New Jersey. Terms to suit. Prices \$2,500 to \$300,000. Some opportunities never to be had again. For further particulars inquire of

W. KNIGHT CLYNES. Railroad Contractor and Real Estate,

Phone 1318.

proughs of New York city.

facturing town and an industrial centre. the waterfront is lined with docks and

while the river is congested at all times

shipping interests and to the big terminal

ards of the Pennsylvania Railroad.

inprovements that a finished community

tennis courts. Along the placid reaches of the Third River are many cance and

BANK STREET .- The C. N.

ght draught freight vessels.

185 Market St., Newark.

joining the southwest corner of Water street. ALONG THE NEWARK BRANCH. LBURBS THAT WILL PROFIT BY THE M'ADOO TUNNELS.

joining the southwest corner of Water street.

COLUMBUS AVENUE.—The Frank L. Fisher Company has sold for E. A. Fairbanks the five story flat with stores at No. 478 Columbus avenue, on lot 25.2x100.

SECOND AVENUE.—A. Offenberg & Son have resold for Eugene Levy No. 2074 Second avenue, a four story tenement with stores, on lot 25x100.

NINETY-NINTH STREET.—The Realty Mortgage Company (Benjamin Mordeoal, president) has bought from Kate Hardcastie the four story dwelling, on lot 18x100.11, on the north side of Ninetyninth street, 97 feet east of West End avenue. It recently bought from B. Altman the adjoining vacant corner on West End avenue and Ninety-ninth street and now has a piot fronting 100.11 feet on the avenue and 118 feet on the street, on which will be erected a twelve story freproof apartment house.

EIGHTIETH STREET.—Bryan L. Kennelly has sold No. 155 East Eightieth street. dential Neighborhoods of Nutley, West Nutley, Belleville and wark Will Be Brought Within Half an Hour's Ride of Lower Manhattan. the Newark branch of the Erie Railroad ins almost due west over the Hackensack ieadows from Jersey City, passes through Harrison and crosses over the Passaic liver to the business district of Newark, has sold No. 155 East Eightieth street, a three story dwelling, on lot 16.8x102.2, for Mrs. N. F. Butler. The buyer will occupy the boxes. nen turns sharply to the right and runs orthward close to the bank of the Pas-

sale, making stops at Riverside, Wood-ST. PAUL AVENUE.—Richard Dickson has sold for Anna Marie Scholz a plot 100x125 on the west side of St. Paul avenue, near Bronx and Pelham Parkway, and also a plot on the east side of St. Paul avenue, 125x124.

HOE AVENUE Belleville, Essex, Avondale, Nutley West Nutley. From terminus to erminus the Newark Branch is but fourteen miles in length-thirty-five minutes When the McAdoo tubes are in operation, three or four weeks hence, the

HOE AVENUE.—Mrs. Victor has sold No. 1163 Hoe avenue, a five story double flat, on lot 23x100. utleys will be as readily accessible from CRUGER AVENUE.—Reuben Levy has sold the dwelling at No. 1872 Cruger avenue, Van Nest. downtown Manhattan as the outlying

Poroughs of New York city.

Harrison, although in another county, is to all practical purposes a part of the rity of Newark, with which it is connected by several railroads and bridges.

John C. Forster and William H. White are the buyers of the southwest corner of Ninth separates the two communities, is now being dredged to a depth of twenty-one test. When the work is completed—it will be finished within a few weeks—there will be a deep water channel from Newark and Harrison all the way to New York is completed—it will be finished within a few weeks—there will be a deep water channel from Newark and Harrison all the way to New York is completed—it will be finished within a few weeks—there in the United States Realty Building at No. 1872 Cruger avenue, Miscellameous.

John C. Forster and William H. White are the buyers of the southwest corner of Ninth dwellings, tenements, public buildings, tenements, public buildings, tenements, public buildings. The tenement house total shows a steady increase in the United States Realty Building at No. 1872 Cruger avenue, 1870 in the dwellings, tenements, public buildings, tenements, public buildings. The tenement house total shows a steady increase in the United States Realty Building at No. 1872 Cruger avenue, 1870 in the dwellings, tenements, public buildings. The tenement house total shows a steady increase in the United States Realty Building at No. 1872 Cruger avenue, 1870 in the dwellings, tenements, public buildings. The tenement house total shows a steady increase in the United States Realty Building at No. 1872 Cruger avenue, 1870 in the dwellings, tenements, public buildings. The tenement house total shows a steady increase in the United States Realty Building at No. 1870 choice and loft and store buildings, The tenement house total shows a steady increase in the United States Realty Building at No. 1870 choice and loft and store buildings, The tenement construction projected by the municipal authorities and loft and store buildings of the occurrence in high class

perintendent Murphy for a six story flat with ground floor stores to be built on the
west extension of Delancey street plaza
at the corner of Delancey and Mulberry
streets for the Michael Briganti Company
and is to cost \$55,000. Charles M. Straub
is the architect.

Plans have been filed for enlarging the
three story residence at No. 148 East Thirtyeighth street and making it over into an
American basement dwelling. The improvements are to be made for John M.
Shedd as owner, from designs by Charles
W. Romeyn as architect, at a cost of \$6,500.
Plans have been filed for two three story
private dwellings with second story bays
and with two two story private garages
annexed, to be built for Paterno & Cerebone on Northern avenue north of 181st
street from designs by M. V. B. Ferndon.
The buildings are to cost \$50,000 in the
aggregate.

The Bronx plans for new buildings comwith ground floor stores to be built on the with canalboats and barges, lighters and The southern and western parts of Har-rison, fringing the Passaic River, are given over to the manufacturing and

the change from steam to electricity as a motive power for tunnel trains will be made here. To the north and east fthe railroad viaduct are rows of tenements and cheap frame houses occupied r factory workers from Harrison and Riverside, woodside and believille are uburbs of Newark lying to the north of the business district along the west bank of the Passaic River. Their poputation is made up mainly of people of modest means who are employed in the hops and department stores of Newark or the mills and factories of Harrison. The buildings are to cost \$50,000 in the aggregate.

The Bronx plans for new buildings comprise five five story flats with stores to be built for the R. & W. Realty Company on Union avenue from 166th to 167th street, at a cost of \$200,000; two two story and attice dwellings for the Crotona Construction Company on Palisade avenue north of Popham avenue and a two story dwelling at No. 2749 Kingsbridge Terrace to cost \$5,000.

Nuley and West Nutley form practi-ally a single settlement occupying both anks of the Yantecaw or Third River,

astream that played an important part in Colonial history. Both towns are modern in every particular and are possessed of all the substantial sub-surface June 10 at 14 Vesey street the leasehold interest held by the Fort George Coal and Lumber Company in the bulkhead property fronting 358.7 feet on the north side of Sherman's Creek (200th street), and running back 80 feet along the west bank of the Harlem River. The lease runs to February 1, 1913, and calls for an annual payment to the city of \$800. It contains a ten year renewal privilege.

former tracts of woodland, streets and sidewalks laid out, drainage and lighting stems installed and thousands of buildsystems installed and thousands of building plots sold on the instalment plan. I rame houses of all sizes and degrees of elaborateness have been put up by land companies and by lot buyers. These dwellings vary in type from a modest five thousand dollar country residence and show a surprising variety of architecture. A very large proportion was sold on the Building Boom in Queens Berough. The building agures for the month of May thousand dollar country residence and show a surprising variety of architecture. A very large proportion was sold on the instalment plan.

The population of Nutley is about six thousand, largely New York commuters who have been attracted to the place by its ease of access from Manhattan, its nitural attractiveness and its fine transit fulfilties. The town lies midway between Newark and Paterson on a trolley line that connects these two cities. It is also in close touch with the agricultural sections of New Jersey and the important coarkets of New Yor.

Nutley is noted for its field and country clubs and its social organizations. It has an eighteen hole golf course, baseball and athletic fields and numerous tennis courts. Along the placei reaches of the Third River are many cance and More Trains for Pelhamweed.

The summer schedule which goes into effect in a few weeks on the New York, New Haven and Hartford Railroad provides that fifteen more trains a day will stop at Pelhamwood. This will make a total of sixty-five trains daily. Two houses are now in the course of construction at Pelhamwood and plans for many more are being considered by various purchasers. Harmon and Highbrook avenues have been macadamised and cement sidewalks completed. These are the most important avenues on the property.

BROADWAY.—Pease & Elliman have sold for Dr. Henry Lane Eno the plot, 103.3x110.4, at the southeast corner of Broadway and Seventy-seventh street, and for William P. Eno the adjoining plot, 50x102.2, on the south side of Seventy-seventh street. The combined holdings include about 15,000 square feet. The buyers are Bing & Bing, who will put up a twelve story elevator apartment house on the site. The property has been held at \$850,000. The Dean Alvord Company last week began the construction of ten cohorete dwellings on its development known as Roelyn Estates, near the station at Roslyn. L. I. Many of these houses will be ready by fall Roslyn Estates has developed along the lines of Prospect Park South in Brooklyn. Houses there cost from \$8,000 to \$20,000. The property comprises 277 acres of rolling woodland in the heart of the Wheatly Hills. Its elevation varies from 200 to 300 feet. In Roslyn Estates the streets and avenues follow a natural, course between hills, leaving the plote irregular in size and shape. a three story dwelling on lot 17.10x95.

SEVENTY-THIRD STREET.—Henry D
Winans & May have sold for the Beekman estate No. 8 East Seventy-third
street, a four story high stoop stone front
dwelling, on lot 22 6x102.2, to a client
who will occupy. The house adjoins a
plot at the southeast corner of Fifth avenue and Seventy-third street, 77.2x140,
owned by Howard Gould.

FINE STREET.—Morris Weinstein has
sold to G. W. Cisney No. 83 Pine street,
a five story building on lot 20.8x40, ad-



Branch Brook Park Frontage

(Second Ave. to Abington Ave.) The Heart of the Handsome Mount Prospect Avenue Residential Section Between Second Ave. and Abington Ave. LOTS 50 X 100 FEET, FULLY RESTRICTED Street Improvements High Grade and Complete. Maps and Particulars Furnished.

Harrison Van Duyne & Son, Surveyors, Telephone 676. 800 Broad Street, Newark, N. J.

NUTLEY PARK, Nutley, N. J. "THE IDEAL HOME TOWN OF NEW JERSEY." 5 minutes out now. 30 minutes

pictures. **NUTLEY REALTY COMPANY** West Nutley, N. J. Owners and Developers 99 Nassau St., N. Y.

NEWARK. Woodside section, one block to Riverside station, fine two family dwelling, every improvement: why pay reat when the other tenant pays all expenses and you get your rent free; high, healthful location, handy to three trolleys; write me for full particulars; see how easy you can own your own home; only \$500 cash needed. CHAS. S. ORBEN, 776 Broad at., Newark, N. J.

LACKAWANNA PARK

Lange had missed a train in Boston

Thereupon he missed a train to Wash-

ington, arrived on the grounds after the

teams had practised and just in time to

play, and for that Anson fined him

another \$100. The game that afternoon

went eleven innings, Chicago scoring one

There were two men out and a runner

on the bases when Kip Selbach, then

one of the hardest hitters in the business

smote the ball a terrific blow and sent it flying over Lange's head toward the cen-

The hit seemed a sure home run, but

Lange, a man weighing 225 pounds

turned and without looking sprinted desperately straight out toward the

two days before, failed to reach New

had fined him \$100.

run in the eleventh.

tre field fence.

when tunnel transit is completed. ated in the hills of Northern New Jersey. and is admitted to be the best residential prop-erty now offered. Stone gateways at the entrance make the property exclusive, while the restric-tions thoroughly protect it. The plots are large and all improvements are in the finely macad-

WITH NO FUTURE ASSESSMENTS, hom

valued from Five to Forty Thousand Dollars guarantee a HIGH CLASS PROPERTY.

IDEAL HOMES NOW READY FOR OCCU-

We will take pleasure in giving further infor-

Our booklet tells the story in words

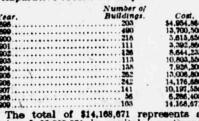
PANCY.

THE REAL ESTATE MARKET

MANHATTAN THE SEAT OF A NEW BUILDING BOOM.

Plans Filed for Some \$14,000,000 Worth of New Constructions, a May Record Surpassed Only Once Since the Five Boroughs Were Consolidated.

Building Superintendent Edward S. Murphy's monthly report of the building operations in Manhattan shows a continuation of notable activity in con-struction enterprises. The tables, compiled by James W. Spencer, the depart-ment statistician, include the following comparative record for May:



bia students on 113th street near Broad-way, which will have its upper floors apportioned into two room suites, comcalled students dormtones. It will have its dining room and parlors and lounging room on the main floor and is to cost \$210,000, representing the latest high class type of multi-dwelling for special occupancy.

The loft buildings projected in May have but thirty-six upon which it is easily the state of the state of

number thirty-six, upon which it is estimated that \$5,122,500 will be expended, being a gain of twenty buildings and of

\$3,519,000 in capital investment over last year.

The important undertakings in the classification represent the recently projected improvements for Fourth avenue with modern fireproof buildings of handsome type, including the two twelve story "twin" buildings to be erected for the Cooper-Hewitt heirs on the old Peter Cooper holding on Fourth avenue from Twenty-seventh to Twenty-eighth street; the fine new buildings that Dodd, Mead & Co. propose to make a home for book publishers at Fourth avenue and Thirtieth street, the eighteen story skysoraper for the old Florence Hotel site at the Eighteenth street corner, of which *wins buildings to be erected for the Cooper holding on Fourth avenue for Cooper holding on Fourth avenue for Cooper holding on Fourth avenue for Twenty-eye-math to Twenty-eighth street; the fine new buildings that Dodd, Mead d. Co. propose to make a home for hook publishers at Fourth avenue and Thirtieth street, the eighteen story sky-soraper for the old Florence Hotel site at the Eighteenth street corner, of which the old Parker Building at Nineteenth street, when rebuilt, is to form part, the two forming an edifice upon the construction of which \$1.885,000 is to be expended, and finally the twelve story mercantile building, costing \$450,000, to replace the old Belvedere Hotel and the opposite Eighteenth street orner, nowhich the old Belvedere Hotel and the opposite Eighteenth street orner, nowhich the old Belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the old belvedere Hotel and the opposite Eighteenth street orner, nowhich the opposite Eighteenth street orner, nowhich the old belved and the opposite Eighteenth street orner, nowhich the opposite Eighteenth street, which with its Doring the proposition of the Hotel the opposite Eighteenth street, the street, the remove the street, the street, the remove the street, the remove the street, the remove the street, the remove the proposition of the Roman Scanner. The important alterations include the enlargement of the Scanner of

is reported by Mr. Spencer as \$77,303,446, representing 2,007 new and old buildings, as compared with \$28,085,210, representing 1,505 new and old buildings in the first five months of 1908. This represents a gain of nearly \$50,000,000 in capital investment to the credit of the present year and an increase of 505 in the number of buildings upon which workmen will be employed in new construction or improvement work.

mprovement	WO	rk.		
MANHATTAN	BU	LDING RECO	HD POP	MAT.
New Buildings. Dwellings:	No.	Cost 1909.	No.	Cost 1908.
sting over	2	\$265,000	1	\$85,000
000 and \$50,- 000 ess than \$30,-	5	215,000	1	20,000
onements	32 2	4,977,000	18	1,513,000
Stores:)ver \$30,000 letween \$15,000	21	4,828,000		1,535,000
and \$30,000	12	275.500	2	55,000
000	8	19,000 2,223,000	7	13,500 2,790,000
& workshops chools		231,500		- James of
Public Bidga:	1	160,000	1	25,000
lunicipal		635,000		
ment, &c tables and garages	2	18,671	1	200,000
ther struct-	10	17,000	10	14,400
Total, May otal to June 1.	103 527	\$14,168,671 \$71,072,921	56 227	\$5,256,400 \$22,860,436 Cost
Alterations: weilings. enoments. otels. tores. mices. actories. chools.	No. 60 156 6 52 16 13 6	Cost 1909. \$246,125 266,650 32,600 546,150 185,850 36,450 54,050	No. 51 160 6 25 22 11	1908. 8142.255 216,045 24 100 187,090 102,390 57,300 135,100 30,000
hurches	1	10,000		

Italian design, with tail Corinthan pilasters; the enlargement of the Flower Hospital by a clinic and out kitchen at 47 East Sixty-third street, the remodeling of the old Colis P. Huntington residence at Park avenue and Thirty-eighth street into a house for the Cornell University Club and the enlargement of the convent of the Roman Catholic Church of Our Lady of Guadalupe by an annex of eight stories at 272 and 274 West Fifth avenue, 28.5(100.1); five story tenement; voluntary sale.

Site of the first five months up to June 1 the new construction work aggregated the record breaking total of \$71,072.921.

The authority and a number of buildings, an increase of \$4.6, 21.25 in capital investment and of just 300 in the number of buildings provided for over the record for the first five months of last year.

The alterations for the five months received the record and of just 300 in the number of \$4.5, 20.55 for the improvement of 18 (22.4774 appropriated in the same period in 1905 for 1.778 buildings, as a against \$5.24.774 appropriated in the same period in 1905 for 1.778 buildings.

The grand total of new construction work for the five months and alteration work for the five months and the construction work for the five months of t

West street, Nos. 186 and 185, east side, 50 feet north of Greene street, Brooklyn, 50x100, three story building and one story shed; bankrupter sale.

Fifth avenue, No. 728, west side, 73.5 feet south of Fifty-seventh street, 27x125, five story dwelling; J. E. Berwind vs. C. W. Morse et al.; Curtis, M. P. & C., attorneys; J. S. Schwab, referee; due on judgment, \$380,341.75; subject to taxes, &c., \$3.245.02; subject to a first mortgage of \$150 000.

Twenty-fifth street, Nos. 114 and 116, south side, 183.4 feet west of Lexington avenue, 40.3x 96.9, five and four story dwellings; L. M. V. Hermandez vs. W. H. Smith et al.; W. H. Osborne, attorney; F. A. Winslow, referee; partition.

Riverside Drive, No 149, east side, 27 feet north of Eighty-seventh street, 23.8x100, five and six story dwelling; M. D. Wylly vs. A. G. Loomis et al.; Spier & B., attorneys; R. H. Clarke, referee; due on judgment, 398.252.42; subject to taxes, &c., \$3.50 and \$500 c. District No. 1 of the independent Order of First avenue, 25x94.8, five story tenements and store; District No. 1 of the independent Order, Ronal Brith vs. Sarah Goldstein et al.; S. M. Roeder, attorney; J. T. Brady, referee; due on judgment, \$25.547.32; subject to taxes, &c., \$3.078.10.

Hughes avenue, west side, 125 feet north of 179th street, 25.8x100, three story dwelling; Net.

O79.10.

Hughes avenue, west side, 125 feet north of 176th street, 25.8x100, three story dwelling: Netter Robertson vs. Magdalena Marx et al.; Weschler & R., attorneys: Lyttleton Fox, referee; due on judgment, \$2,433.08; subject to taxes, &c., York in time to play there and Anson By L. J. Phillips & Co.

Hariem River, northwest corner of 200th street, t Sherman's Creek. 80x359, bulkhead; interest in asse expiring February, 1913, with privilege of en years renewal at \$800 per annum; trustee's sale in bankruptcy.

Twenty-fifth street, No. 353, north side, 175 feet east of Ninth avenue, 25198.9, five story tenement and two story rear tenement; James Shanny, administrator, &c., vs. R. E. Walsh et al., Johnston & J., attorneys; M. B. Fleid, referee; due on judgment, \$21,040.45. By Samuel Marx.

By Namuel Mark.

East Broadway. No. 286, north side, 54 feet east of Montgomery street, 27x103.9 to Nos. 253 and 255 Division street x36x irregular, two two and one three story dwellings: B. D. Kaphan et al. vs. Ike Weinberg et al.: George Rubenstein, attorney; J. T. Brady, referee: due on judgment, \$13,721.50; subject to taxes, &c., \$30; subject to a first mortgage of \$30,000. PRIDAY, JUNE 11.

Broadway, No. 44 to 50, east side, 124.8 feet south of Exchange place, 81.11x173 to New street, x80.2x159.6, one four, one seven and one eleven story office and store buildings; New York Life Insurance Company vs. Broadway and New Street Realty Company et al.; G. W. Hubbel, attorney; Samson Lachman, referee; due on judgmeak, \$1,067,073.02; subject to taxes, &c., \$41,675.45.

By Joseph P. Day.

140th street, No. 41 to 51, north side, 325 feet east of Lenox avenue, 200x98.9, four two story dwellings, two story building and vacant; Pincus Lowenfeld vs. Mark Blumenthal et al.; M. A. Hulett, attorney; A. J. Talley, referee; due on judgment, \$13,250.36; subject to taxes, &c., \$2,807.01.

100th street, No. 222, south side, 230 feet west

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JAMES RICHARDS. Executor, Attorney at Law, on Terminals, 50 Church St. Room Sti. 44, 3rd floor, N. Y. City.

NUTLEY, N. J. YOUR OPPORTUNITY IS REEN. Choice cor., Shx150; 9 rooms and bath, all harvements; summer house and barn; fine laws; call shaded; trolley passing door; R.R. door minutes; price reasonable.

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Apartment house, containing 6 families; street; good neighborhood; near depot aley; jeallor service; showing a yearly respice, which is far too low for this locan be bought for \$22,000; mortgage of \$14, remain at \$7%. Further information of OWNER. 121 Gentre St., Nutley, M. J.

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Choice Building Lots, 50x150 ft. in restricted, established locations, him ground near station and trollies, price and terms right.

About 30 Acres for sale on high ground all commanding a beautiful view, 4 hochs to trolley and 5 blocks to Essex depet A new school house just completed es adjoining property. This is the best proposition on the market to-day for cutting into building lots. Price and terms liberal.

EUGENE M. GAVEY,

149 Washington ave., Belleville, N.J.

WOODSIDE, N. J. 270 Riverside Ave., cor. Grafton Ave. Beautiful residence, 16 large rooms; all improvements, hard wood throughout, open fireplaces; lot 80x200; small barn. Price \$12,000, worth \$18,000.

15 and 17 Grafton Avenue,

Lots 25 x 203 each; 7 rooms all improvements: price for both \$6,500. WILLIAM F. HEADLY, 800 Broad Street, Newark, N. J

20 MINUTES to NEW YORK Sale or Rent

Several new brick private dwellings; six rooms and bath; all improvements; good location; 3 minutes to R. R.

The station around the player and politically and the state of the player and the

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